



HERRIMAN CITY PLANNING COMMISSION MEETING MINUTES

Thursday, December 18, 2014

Approved January 15, 2015

6:30 P.M. Work Meeting

Attendance

Planning Commission Members:

Chris Berbert
Jeremy Burkinshaw
Blayde Hamilton
Wayne Hill
Adam Jacobson
Jessica Morton
Robyn Shakespear
Clint Smith
Wade Thompson

Council Members:

Coralee Wessman-Moser, Mike Day, Mayor Freeman

City Staff:

Bryn McCarty, City Planner
Sandra Llewellyn, Planning Administrative Coordinator
Brett geo. Wood, City Manager
Gordon Haight, Assistant City Manager
Blake Thomas, City Engineer
John Brems, City Attorney

6:31:30 PM Planning Commission spoke with Trevor Hull about fencing on 7530 West and making sure that the trail connects through this property. Trevor Hull mentions that if the city will acquire the property, he will install a sidewalk for a safe walking route.

City Planner, Bryn McCarty turns time to Steve Maddox, Edge Homes who briefly gives more details to a proposed development. He understands that extreme contemporary is not Herriman's favorite and he hopes that they have come up with something that Herriman might like. The colors were already approved with this development and they are not asking for a variance on colors. They plan to do a 50% mix of traditional and contemporary units. A lengthy discussion amongst commission and applicant took place. Consensus was for more brick/stone across the fronts and above the garage; they would also request a 40% mix of contemporary with all units having additional stone across the fronts.

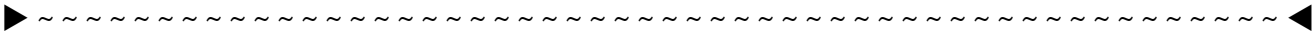
City Planner, Bryn McCarty explains that the emails in the commission packets are regarding agenda Item 2.4. Planner McCarty requests that they hear public comments and make no decision tonight. Agenda Item 2.1, Jerry Wagstaff is here to

show new elevations. Agenda Item 2.2 is Trevor Hull's project, no more comment is necessary. Agenda Item 2.3 is a subdivision PUD amendment to make projects have more connectivity. Planning commission voiced a desire for overall numbers. Doug Young explains that he will have numbers for them at the next meeting. He shows them how they've made it connect better.

City Planner, Bryn McCarty explains that on agenda Item 2.4 staff missed that this subdivision goes along the cove and where they had to put in half acre lots but now this development is requesting smaller lots. Commissioners agree that this density is too high.

Chair Clint Smith asked for consensus on taking public comment for which items.

[7:05:11 PM](#) Work Meeting Adjourned



7:00 P.M. Regular Planning Commission Meeting

Attendance

Planning Commission Members:

- Chris Berbert
- Jeremy Burkinshaw
- Blayde Hamilton
- Wayne Hill
- Adam Jacobson
- Jessica Morton
- Robyn Shakespear
- Clint Smith
- Wade Thompson

Council Members:

Coralee Wessman-Moser, Mike Day, Mayor Freeman

City Staff:

- Bryn McCarty, City Planner
- Sandra Llewellyn, Planning Administrative Coordinator
- Brett geo. Wood, City Manager
- Gordon Haight, Assistant City Manager
- Blake Thomas, City Engineer
- John Brems, City Attorney

Guests:

Please see the attendance sign in sheet.

1. GENERAL BUSINESS:

[7:11:55 PM](#) Chair Smith welcomes those in attendance.

1.1 [7:12:23 PM](#) Reverence / Thought: [Sharla Barney](#)

1.2 [7:12:56 PM](#) Pledge of Allegiance: [Logan Hendrix](#)

1.3 [7:13:36 PM](#) Roll call: Full Quorum, Blayde Hamilton absent

1.4 [7:13:43 PM](#) Approval of Minutes for: **December 4, 2014**

Commissioner Robyn Shakespear **MOVES** to approve the minutes for December 4, 2014.

Commissioner Jeremy Burkinshaw **SECONDED** the motion.

Chair Smith asks for a vote. The vote is as follows:

Commissioner Blayde Hamilton Yes

Commissioner Jessica Morton Yes

Commissioner Robyn Shakespear Yes

Commissioner Wayne Hill Yes

Commissioner Jeremy Burkinshaw Yes

Commissioner Wade Thompson Yes

Vote passed.

Motion carried.

Chair Smith briefly reviews a statement regarding public comment requirements during this meeting.

2. **REGULAR AGENDA:**

2.1 [7:15:47 PM](#) **41C12** – Wagstaff Investments – 13389 S Rose Canyon Road – Review of Holiday Oil Elevations – Zone: C-2 – Acres: 1.71 (*Continued from December 4, 2014*)

City Planner, Bryn McCarty orients the commission with site plans, aerial maps and other images prepared for this item.

Applicant, Jerry Wagstaff, 2100 S 3200 W, described briefly the canopy for this project.

Commission ask a few clarifying questions about the plans submitted.

Commissioner Wade Thompson **MOVES** to approve this item with staff recommendations and the two bands the dark brick to match Rosecrest and the roof matches Rosecrest.

Commissioner Jeremy Burkinshaw **SECONDED** the motion.

Chair Smith asks for a vote. The vote is as follows:

Commissioner Blayde Hamilton Yes

Commissioner Jessica Morton Yes

Commissioner Robyn Shakespear Yes

Commissioner Wayne Hill Yes

Commissioner Jeremy Burkinshaw Yes

Commissioner Wade Thompson Yes

Vote passed.

Motion carried.

2.2 [7:22:41 PM](#) **19S14** – Hull – 13841 S 7300 W – Proposed Subdivision of Single Family Lots Acres: 32.9 – Zone: A-.25 – Units: 85 (*Public Hearing held December 4, 2014*)

City Planner, Bryn McCarty orients the commission with site plans, aerial maps and other images prepared for

this item. Fencing is recommended along the park and agricultural fence next to high country and the south property line; basically everywhere except the road. They do need to pave 7530 West to meet their fire requirements. No new homes are able to have driveways off of 7300 West.

Chair Clint Smith takes a moment to describe the details of the park that is being installed here. He explains that public comment has already been taken a couple of different times on this item so public comment will not be allowed tonight.

Applicant, Trevor Hull, 558 Pumpkin Patch Dr, Saratoga Springs, mentioned that he will be adding a trail and horse trail which would tie in with the other subdivision. Trevor Hull responds to Blayde Hamilton's question about how many half acre lots there are in this development, that there will be four or five half acre lots.

Commissioner Blayde Hamilton **MOVES** to approve this item with staff recommendations with a change on number four that there will be a vinyl fence along the agricultural and where there is already an agricultural fence there, the land owner for the agricultural is responsible for his fence and the subdivision will put the vinyl fence in; and on number eight, provide a two acre park instead of 1.97 with an added trail connection to be shown to the park; and number thirteen we have a promise of 5 one half acre lots; and number 14 we have a six foot asphalt trail along a six foot natural or gravel trail for horses that goes along 7530 West. The planning commission will review the CCR's when they come back. Contingent upon the City obtaining the right of way the applicant will put in a sidewalk along McCuiston.

Commissioner Wade Thompson **SECONDED** the motion.

Chair Smith asks for a vote. The vote is as follows:

Commissioner Blayde Hamilton	Yes
Commissioner Jessica Morton	Yes
Commissioner Robyn Shakespear	Yes
Commissioner Wayne Hill	Yes
Commissioner Jeremy Burkinshaw	Yes
Commissioner Wade Thompson	Yes

Vote passed.

Motion carried.

2.3 [7:41:48 PM](#) [27S13-01 / 12C13-05](#) – Anthem Utah LLC – 12200 S Anthem Park Blvd – Proposed Amendment to Yosemite Park Subdivision & Planned Unit Development to add 72 Units – Zone: R-2-10 – Acres: 7 – Units: 72

City Planner, Bryn McCarty orients the commission with site plans, aerial maps and other images prepared for this item.

Tim Soffe, Think Architecture, 5151 S 900 E, applicant, explains that at the west end of Sagegate it felt like a wall and we felt like we could change and enhance the connectivity from one project to another. He shows them how they enhanced the way they walk through project to project. Tim Soffe, emphasizes the pathways through one project to another.

Doug Young, 6150 Redwood Road, applicant, he felt like this change was very productive and he reemphasized the connectivity of the properties to get to the proposed trax and the retail center.

Tim Soffe and Doug Young offer further details about the development mentioning double car garages and driveways, a gear room and spot to accommodate the trash can. Also mentioned was that the material boards have not changed and that there will be new elevations showing more brick and more stone.

An extensive dialogue was held between commission, applicant and staff. The general consensus of the commission was a concern with density and the overall numbers of this development. It was determined that there was just repositioning no increase or decrease in density.

[7:53:15 PM](#) Chair Smith opens the meeting for public comment and calls for any citizen who wishes to speak to come to the podium, fill out a comment form and state their name and address for the record.

Citizen Comments:

David Hadley, 12529 S Liberty Hill Court, speaking for Jared Henderson, he questions if they are moving 72 units from the above area than what happens with that area above? Larger lots? He suggests no additional requests for density up above.

[7:54:55 PM](#) Chair Smith closes public comment.

A discussion amongst commission took place. Items discussed were density, elevations, and a desire for an allocated number of units.

Commissioner Blayde Hamilton **MOVES** to approve this item with staff recommendations with an added condition on the PUD, number 13, all units will have two garages and two car drives and number 14, the overall density does not change, it's still at 7 and we would like an accounting of that before anything else is approved.

Commissioner Jessica Morton **SECONDED** the motion.

Chair Smith asks for a vote. The vote is as follows:

Commissioner Blayde Hamilton	Yes
Commissioner Jessica Morton	Yes
Commissioner Robyn Shakespear	Yes
Commissioner Wayne Hill	Yes
Commissioner Jeremy Burkinshaw	Yes
Commissioner Wade Thompson	Yes

Vote passed.

Motion carried.

2.4 [8:03:21 PM](#) ~~20S14~~ – RDM Land & Development – 6769 W 14600 S – Proposed Subdivision of Single Family Lots – Zone: A-.25 – Acres: 17.36 – Units: 42 (PUBLIC HEARING)

City Planner, Bryn McCarty orients the commission with site plans, aerial maps and other images prepared for this item. Density is at about 2.4. Staff neglected to point out that all of these lots are half acre lots in The Cove and we didn't require fencing because it's between residential uses.

Applicant, Brett Lovell, RDM Land & Development, 9463 S. Kirkside Dr, SJ, UT, explains that we were not able to have a neighborhood meeting. CCR's will be part of this development and they will be as strict as The Cove. Our smallest lot is 12,100 with a minimum frontage of 90 feet which will allow for a good sized home and a 3 car garage. He spoke about connectivity to the subdivision.

[8:08:25 PM](#) Chair Smith opens the meeting for public comment and calls for any citizen who wishes to speak to come to the podium, fill out a comment form and state their name and address for the record.

Citizen Comments:

Mark Parry, 14431 S Valle Vista Dr, concerned about the continuity of the neighborhood. The lots proposed are smaller than every lot in The Cove. Mark Parry is also concerned about safety on his street during the construction of this project.

Todd Besendorfer, 6774 W 14600 S, concerned about his well and his septic tank. He's also concerned with access to the front of his home. He is wondering how this is going to impact him.

Martin Ricks, 14331 S Palo Alto Dr, requests that no decisions be made regarding this development until RDM Land & Development, the city and members of the cove have an opportunity to meet and discuss concerns and come up with mutually beneficial solutions. He is concerned about traffic. Suggested completing 14600 S east bound to 6600 W and finish 6600 W down to Butterfield Parkway to make an easier egress. He also asks for a reduction in the number of lots.

Nate Jensen, 6756 W Clear Water Dr, would like to see larger lot sizes in this development. He feels like smaller lots brings in a criminal demographic.

Mike Schille, 14667 S Windy Ridge Circle, he is concerned with lot sizes he'd like to see 1/3 acre lots. He also wants an emphasis put on storm water management during development and at final build out.

Bryan Hendricks, 6858 W Black Ridge Cir, is representing two of his neighbors, Barney's and Mosers. Primary concern is density, secondary concerns are access, traffic and storm water runoff.

Bryan Packer, 14312 S Red Barn Cir, biggest concern is access with growth and development.

Bob Jameson, 6828 W Wide Hollow Dr, shares previous concerns and requests a dust control plan during construction.

Teresa, lives at a corner. She is concerned about a public pond planned right in front of my house and having people come into her yard.

Scott Thomas, 6816 W Black Ridge Cir, concerned with the lot sizes and would like to know what the backyard setbacks are going to be. He would also like to have a neighborhood meeting to discuss concerns.

Jeff Lindhardt, 14826 S Clear Water Dr, he requests a precast wall and to push the subdivision back farther.

Tracy Avery, 6766 W Ensenada Ct, concerned with lot sizes and would like to see nothing less than a third acre lot. She is also concerned with access and traffic. She agrees with Mr. Martin Ricks that no decision should be made tonight.

[8:30:18 PM](#) Chair Smith closes public comment.

City Planner, Bryn McCarty mentions that planning did require larger setbacks for the half acres lots, they had a 40 foot rear yard required. Fire does not allow closed access it does have to be a full open all the time access.

Chair Clint Smith responds to concerns regarding lot sizes and reminds residents that this development has a 1.8 – 2.5 density range assigned to this area. The proposal is just over 2.4. Chair Smith explains that planning commission and city council want developments to start at the lower range. Larger density will be considered as a development offers benefits such as parks and cross connectivity to the city and residents. The connectivity with this development is a plus but the density is too high and feels that these lot sizes need to match better what is in this area. He suggests that the applicant hold a neighborhood meeting. Commissioner Wayne Hill mentions that he agrees with Chair Smith's comments. Jessica Morton mentions that she would like to go over emails that she's recently received before any decisions are made. Commissioner Blayne Hamilton

commented that these lots should be third acre lots and feels like the developer is 10 lots over. He feels if we promised The Cove that the west boundary would be half acres than we should follow through with that promise. Commissioner Jeramy Burkinshaw comments that he feels strongly that this area needs to be protected/maintained. Commissioner Robyn Shakespear agrees that this area needs larger lots.

Commissioner Jessica Morton **MOVES** to continue this item to January 15, 2015.

Commissioner Robyn Shakespear **SECONDED** the motion.

Chair Smith asks for a vote. The vote is as follows:

Commissioner Blayde Hamilton Yes

Commissioner Jessica Morton Yes

Commissioner Robyn Shakespear Yes

Commissioner Wayne Hill Yes

Commissioner Jeramy Burkinshaw Yes

Commissioner Wade Thompson Yes

Vote passed.

Motion carried.

3. **NEW ITEMS OF SUBSEQUENT CONSIDERATION (OTHER):**

None

4. **ADJOURNMENT:**

Chair Clint Smith calls for a motion to adjourn.

Commissioner Robyn Shakespear **MOVES** to adjourn the meeting

Commissioner Jessica Morton **SECONDED** the motion

The motion passed unanimously.

Meeting adjourned at 8:41:15 PM .

5. **FUTURE MEETINGS:**

5.1 City Council Meeting - Wednesday, **January 14, 2015** @ 7:00 PM

5.2 Planning Commission Meeting - Thursday, **January 15, 2015** @ 7:00 PM

Bryn McCarty mentions that there is combined Work Meeting – Thursday, January 29, 2015

I, Cindy Quick, Deputy Recorder of Herriman City hereby certify that the foregoing minutes represent a true, accurate and complete record of the meeting held on December 18, 2014. This document constitutes the official minutes for the Herriman City Planning Commission Meeting.


Cindy Quick, Deputy Recorder